

## **HDM Planning Application Consultation Response**

**HDM Case officer:** Daniel Abberline

**Planning application number:** 19NP0057

**Description of development:** Construction of a timber tower (holiday accommodation) including installation of package treatment plant

**Location:** Hesleyside Hall, Bellingham, Hexham, Northumberland, NE48 2LA

**Date:** 2nd September 2019

### **RECOMMENDATION:**

**No observations:** No issues arise from the proposal

### **Assessment of proposal:**

The proposed development has been assessed in conjunction with the National Planning Policy Framework (2019), Manual for Streets guidance and Appendix D of the Northumberland Local Plan.

The proposal will see the construction of a holiday let along with of a package treatment plant. This development is likely not to have an effect on highway safety or existing infrastructure.

### **Assessment of Proposal Checklist**

- **Transport Statement or Assessment** - The proposal does not fall within the threshold for requiring a transport statement/assessment.
- **Pedestrian routes, Public Transport and Cycles** - Access by sustainable modes are in keeping with the rural nature of the surrounding area.
- **Road Safety** - The proposed area for car parking will be located off an existing access point along the C200 that leads to existing huts. The parking will be located just off the private road. The access point is not ideal considering the steep incline/decline to the East which encourages faster/slower speeds. However, the use is existing and one further holiday let would not exacerbate the usage on site.

The proposed site layout referenced 609 01C dated 23/08/19 shows an informal footpath leading from the car parking area through private land up to the holiday let. This is considered acceptable.

- **Travel Plan** - The proposal does not fall within the threshold for requiring a Travel Plan.
- **Car Parking** - One space has been identified for the holiday let which, in principle, is acceptable.
- **Cycle Parking** - No details have been provided with regards to cycle parking/storage. It is envisaged that there will be an area for this but confirmation is required.
- **Highway Works** - No proposed works to the adopted network.
- **Highway Land and Property issues** - No land or property issues.
- **Refuse Storage and Servicing** - It is envisaged that refuse will be stored on site and will utilise the collection system used by the Huts.
- **Lighting** - No lighting details submitted or requested.

**Planning Obligations and Conditions:**

Necessary planning obligations and conditions required for planning approval

<b>S106 Heads of Terms</b>
N/A
<b>S278/S38/S59/S184 Requirements</b>
N/A
<b>Standard Conditions</b>
None
<b>Informatives</b>
None

## Consultation Checklist

<b>Street Lighting</b>	N
<b>Highways Programmes, Traffic Management, Cycling</b>	N
<b>Highway Area Inspector, Waste, Greenspaces, Traffic Signals</b>	N
<b>Streetworks</b>	N
<b>Parking</b>	N
<b>Infrastructure &amp; Adoption Records</b>	N
<b>Highway Design, Highway Structures &amp; Road Safety</b>	N
<b>Travel Plans and Public Transport</b>	N
<b>School Travel Plans</b>	N
<b>School Transport/ Passenger Transport Services</b>	N
<b>S278</b>	N
<b>S38</b>	N